



8222

SOUTH 48TH STREET
PHOENIX | ARIZONA

PROMENADE
AT SOUTH
MOUNTAIN

FOR LEASE – NEWLY RENOVATED OFFICE BUILDING

FIRST FLOOR*



Common Area Breakroom/Restrooms

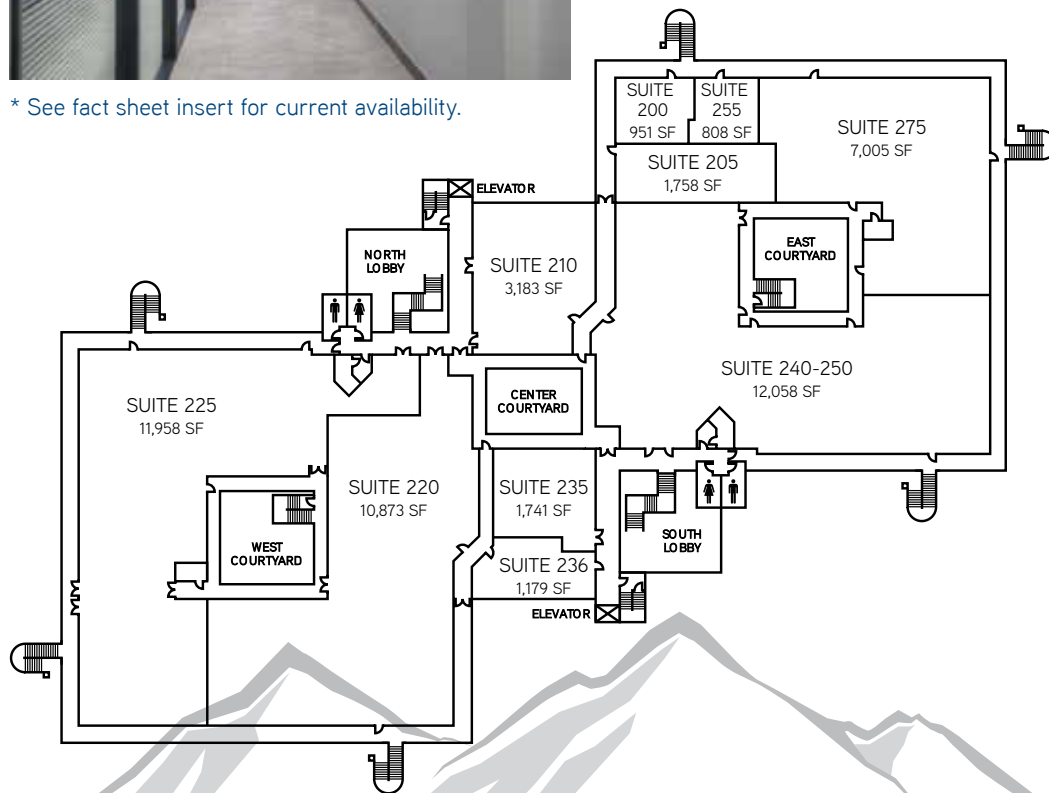
* See fact sheet insert for current availability



SECOND FLOOR*



* See fact sheet insert for current availability.



Brand New Courtyards

Outdoor Collaborative Space

AMENITIES

15 minutes to
Downtown Phoenix

10 minutes



10 minutes



6 minutes



20 minutes to
Gilbert / Chandler



48th Street

charles
SCHWAB

Restaurants Minutes Away!



PROPERTY FEATURES & DEMOGRAPHICS

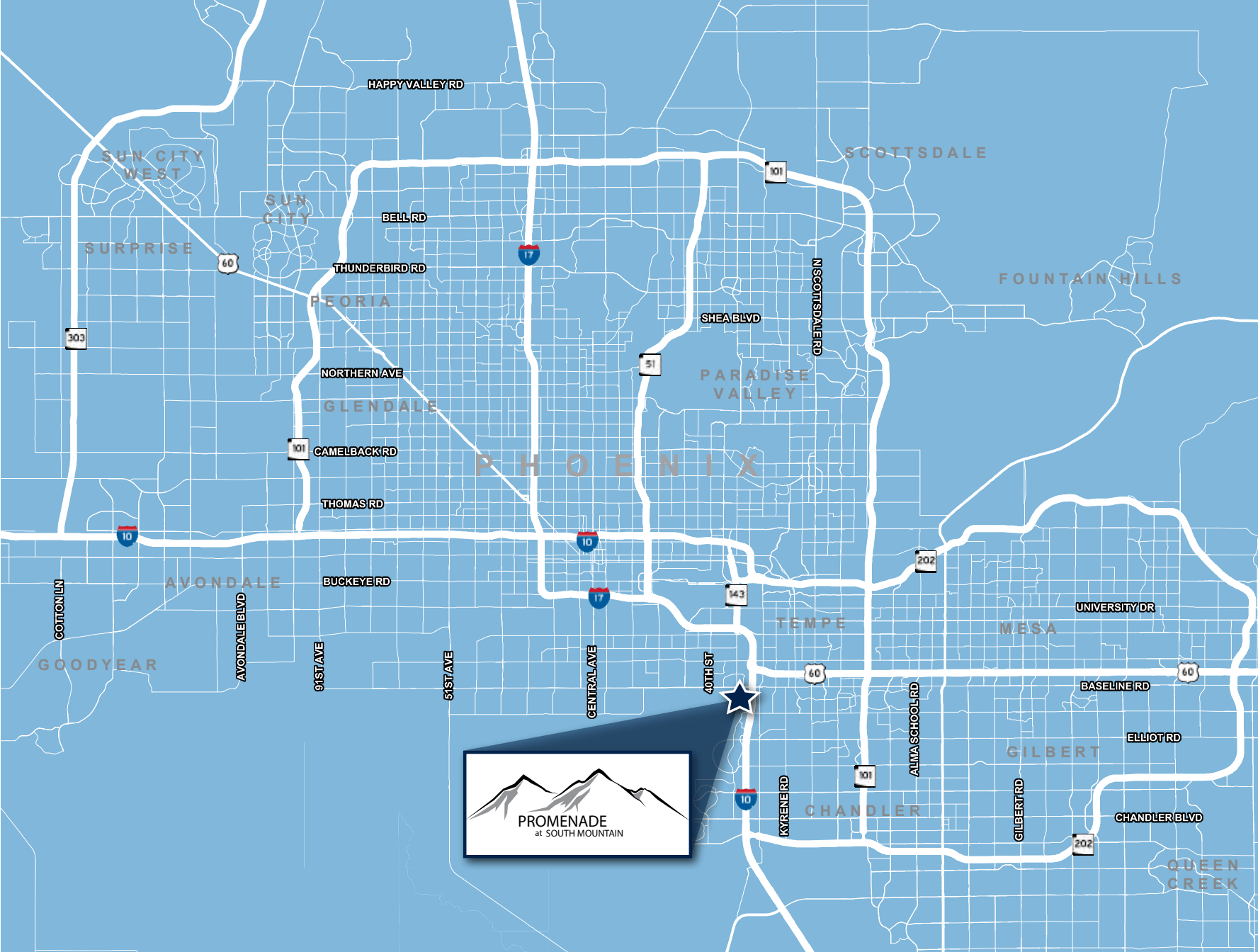
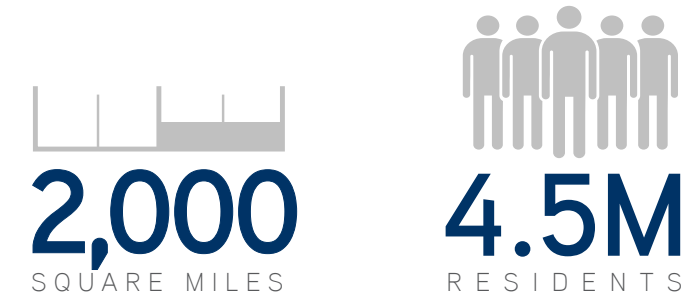
Building Features:

- › Newly renovated two-story property offers suites from 950 – 29,000 SF
- › Open two-story lobby’s features floor-to ceiling windows and modern wood and stone finishes
- › Media walls in lobbies with large screen TV’s and high definition programming
- › Office suites with oversized windows offer views of the Arizona Grand Golf Course and direct access to courtyards
- › Landscaped courtyards throughout the property are a great place for employee breaks and informal meetings
- › Common area break room adjacent to one of the courtyards
- › Common area and private rest rooms throughout the property
- › Building and suite signage available
- › Custom space planning and tenant improvements available
- › Covered/Reserved Parking
- › Parking Ratio: 4/1,000

Demographics	1 Mile	3 Mile	5 Mile
2016 Population	13,552	99,353	272,666
Estimated 2021 Population	14,597	107,220	293,438
Median Household Income	\$46,605.00	\$48,940.00	\$53,623.00
Traffic Count	16,654 Vehicles Per Day		

Location Features:

- › Lushly landscaped property backs to the Arizona Grand Golf Course and is adjacent to the South Mountain Park and Reserve with more than 51 miles of hiking trails
- › Great location near the popular Ahwatukee Foothills area with more than 77,000 residents
- › Convenient access to I-10 and minutes away from Sky Harbor International Airport and Arizona State University
- › Close to a variety of casual and fine dining restaurants and retail at Arizona Mills Mall
- › Tenants enjoy world-class amenities at the Arizona Grand Resort including discounted Corporate Membership plans.



LEASING INFORMATION



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